

ORDINANCE NO. ____ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SW CORNER OF MANSFIELD ROAD AND BETTY STREET, SHREVEPORT, CADDO PARISH, LA, FROM B-1, BUFFER BUSINESS DISTRICT, TO B-2, NEIGHBORHOOD BUSINESS DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the SW corner of Mansfield Road and Betty Street, legally describe as the north 154 feet of the east 124.85 feet of Lot 9 and the north 154 feet of Lot 10 lying west of the new R/W line of US Hwy 171, a replat of W.F. Hyde Subdivision, Shreveport, Caddo Parish, LA., be and the same is hereby changed from B-1, Buffer Business District to B-2, Neighborhood Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. A landscaping plan showing compliance with Ordinance requirements shall be submitted to and approved by the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT –SEPTEMBER 7, 2011**

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CASE NO: C-66-11; 8300 Mansfield Road
APPLICANT: KENDRA PARKS
LAND OWNER: Thomas J. & Bobbie J. Yee
LOCATION: SW corner of Mansfield Road and Betty Street
ZONING: B-1 to B-2
PROPOSED: Beauty salon or other uses within this zoning classification

District: E/Webb
District: 7/Lynch

GENERAL INFORMATION:

- The applicant is requesting approval to rezone this site from B-1 to B-2 for a beauty shop.
- Across Betty to the north and adjacent to the west is property zoned residentially.
- A portion of the property adjacent to the south is zoned B-2.
- **A beauty shop can be located in a B-1 District if approved by the Zoning Board of Appeals.**

SITE PLAN CONSIDERATIONS:

- The building is 2,039 square feet and requires 20 parking spaces.
- 13 parking spaces are presently existing with another 7 spaces proposed, for a total of 20 spaces.
- Crepe Myrtles are shown as landscaping, but additional bushes will be needed to meet landscaping requirements.

PUBLIC'S ASSESSMENT

There was no opposition present.

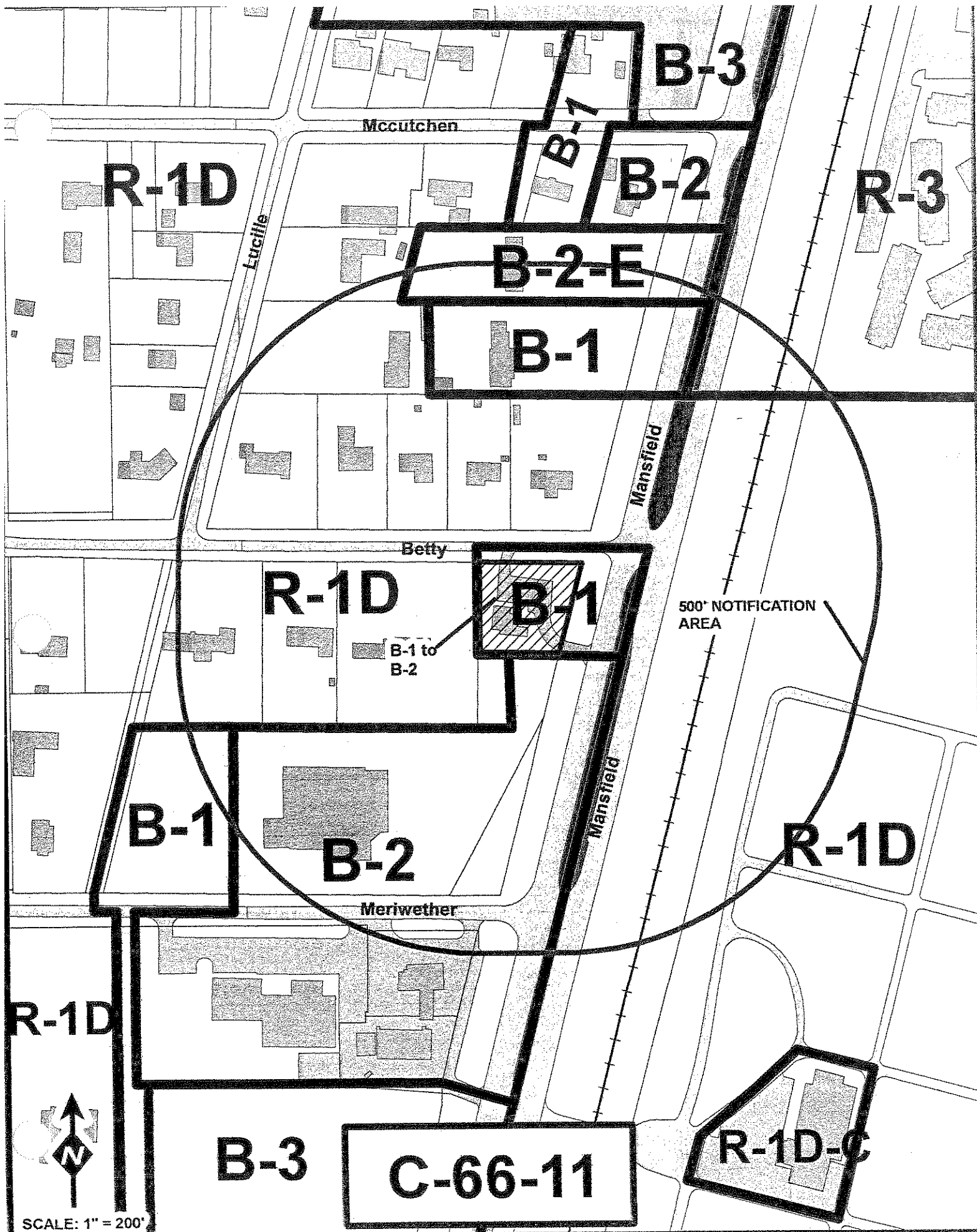
BOARD'S DECISION

The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. A landscaping plan showing compliance with Ordinance requirements shall be submitted to and approved by the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

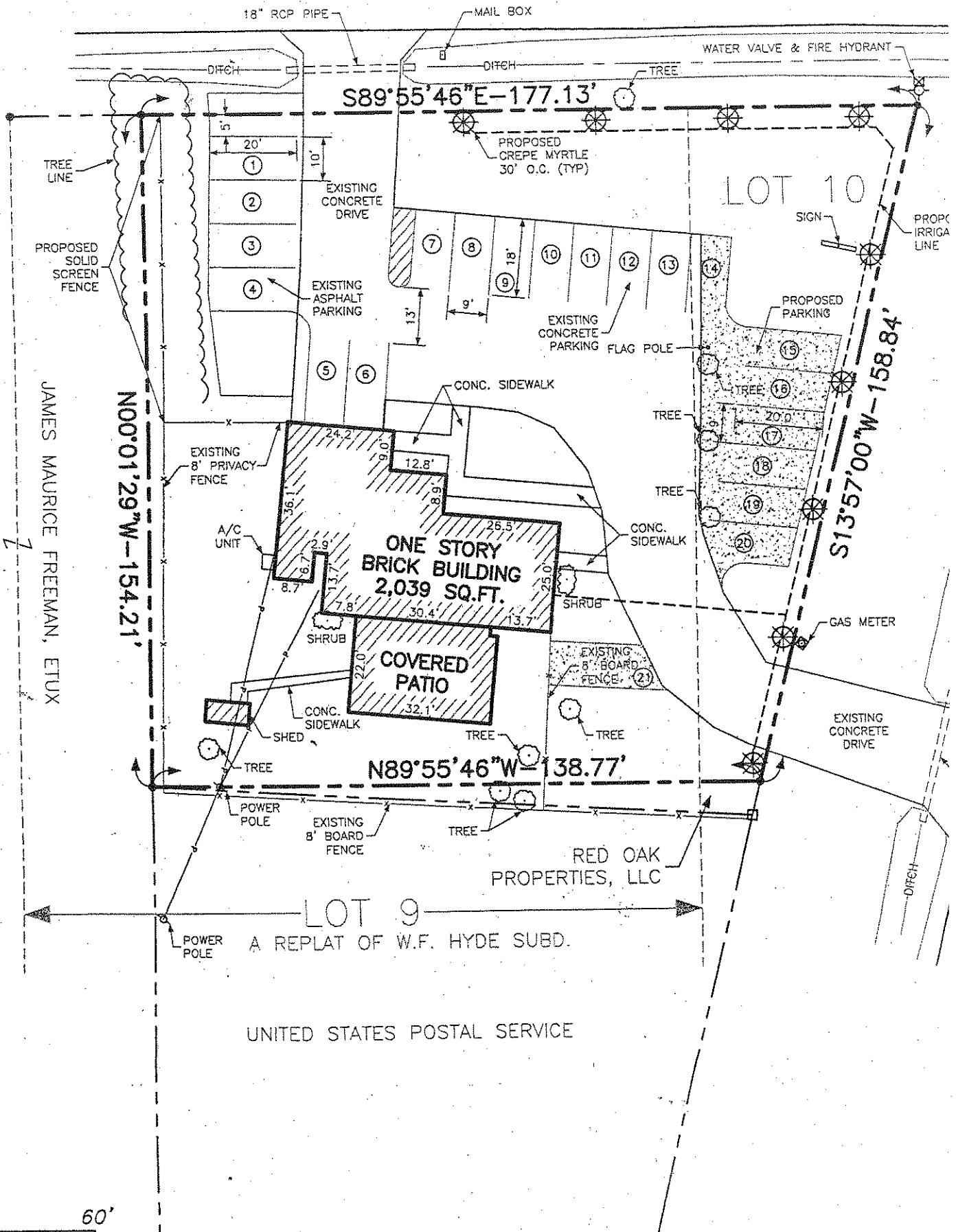
The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



60' R/W

BETTY STREET



JAMES MAURICE FREEMAN, ETUX

LOT 9
A REPLAT OF W.F. HYDE SUBD.
UNITED STATES POSTAL SERVICE

LOT 10

ONE STORY
BRICK BUILDING
2,039 SQ.FT.

COVERED
PATIO

C- 66 - '11

30' 60'
SCALE: 1"=30'

APPLICATION:

☒ CITY CASE☐ PARISH CASE

APPLICANT'S NAME: Kendra Parks

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

Coyle Engineering Co., Inc Tamera McClard

MAILING ADDRESS FOR ALL CORRESPONDENCE:

5466 Tal Drive

PHONE: 3182300149

(between 8:00 & 5:00)

Shreveport, LA

ZIP CODE: 71129

FAX #

EXISTING ZONING:

B1

PROPOSED ZONING:

B2

ACCEPTABLE ALTERNATIVE:

B1E

MPC APPROVAL ☒SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐

PROPOSED USE: Hair Salon

EXISTING USE: Doll Cottage

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Fence on west side of the property and parking
as shown on site plan. Additional landscapingREASON FOR APPLICATION (justification for zoning change): Re-zoning
change in conditions

ADDRESS OF SITE: 8300 Mansfield Road, Shreveport LA 71108

ASSESSOR'S ACCOUNT NUMBER: 171434004003900

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: NORTH 154 FEET of EAST 124.85 FEET of LOT NINE (9), and NORTH 154 FEET of LOT TEN (10),

lying west of the new right of way line of U.S. Highway 171 (MANSFIELD ROAD), a REPLAT OF W.F. HYDE SUBD., a subdivision in
the City of Shreveport, Caddo Parish, Louisiana, as per plat recorded in Book 600, page 481 of the Conveyance records of Caddo Parish

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Bobbie J Yee

THOMAS J YEE

Name

Name

Name

Address

Address

Address

Signature

Signature

Signature

STATEMENT OF INTENT GENERAL REZONING

APPLICANT'S NAME: Kendra Parks

NATURE AND DESCRIPTION OF BUSINESS: Hair salon

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

ERROR (there is a manifest error in the Zoning Ordinance)

CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 77,885 sq. feet

SQUARE FEET OF STRUCTURE(S) 2039 sq. feet

PARKING SPACES REQUIRED: 21 **SPACES PROVIDED:** 21

HOURS OF OPERATION (state proposed hours) 8am-8pm

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? YES

IF NOT - WHAT IS THE SOURCE OF WATER?

**IS SEWER PROVIDED
BY THE CITY OF SHREVEPORT? YES**

IF NOT - WHAT IS THE SOURCE OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?

Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? NO

C- 66 - '77

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DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
September 7, 2011**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

Members Present

Mary Ruffins, Chairman
Christopher Washington, Secretary #►#
Bessie Smith
Mary Wilson
Dale Colvin
Larry Ferdinand
Lea Desmarteau

#►# Left prior to voting so recorded as absent

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Ron Tisdale, Office Specialist

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Winzer Andrews, Vice Chairman
Desi Sprawls

Others Present

Evelyn Kelly, Asst. City Attorney
Robert Westerman, Asst. City Engineer
Sam Jenkins, City Council
Joe Shyne, City Council
Ken Epperson, Parish Commission
Matthew Linn, Parish Commission

The hearing was opened with prayer by **MRS. RUFFINS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **FERDINAND**, and Meses. **DESMARTEAU**, **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **SPRAWLS**, and **WASHINGTON**.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

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CASE NO. C-66-11: 8300 Mansfield Rd

KENDRA PARKS

Thomas J. & Bobbie J. Yee

SW corner of Mansfield Road and Betty Street

B-1 to B-2

Beauty salon or other uses permitted within this zoning classification

Representative and/or support:

Ms Michael Hollbrook, Coyle Engineering (3925 Benton Road, Bossier City, LA) No slip filled out

There was no opposition present.

A motion was made by MR. COLVIN, seconded by DR. WILSON to recommend approval of the application subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.
2. A landscaping plan showing compliance with Ordinance requirements shall be submitted to and approved by the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Meses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.